

MAP OF BOUNDARY SURVEY

DESCRIPTION:

A parcel of land lying in the Northwest quarter of the Southeast quarter of Section 35, Township 25 South, Range 36 East, Brevard County, being more particularly described as follows

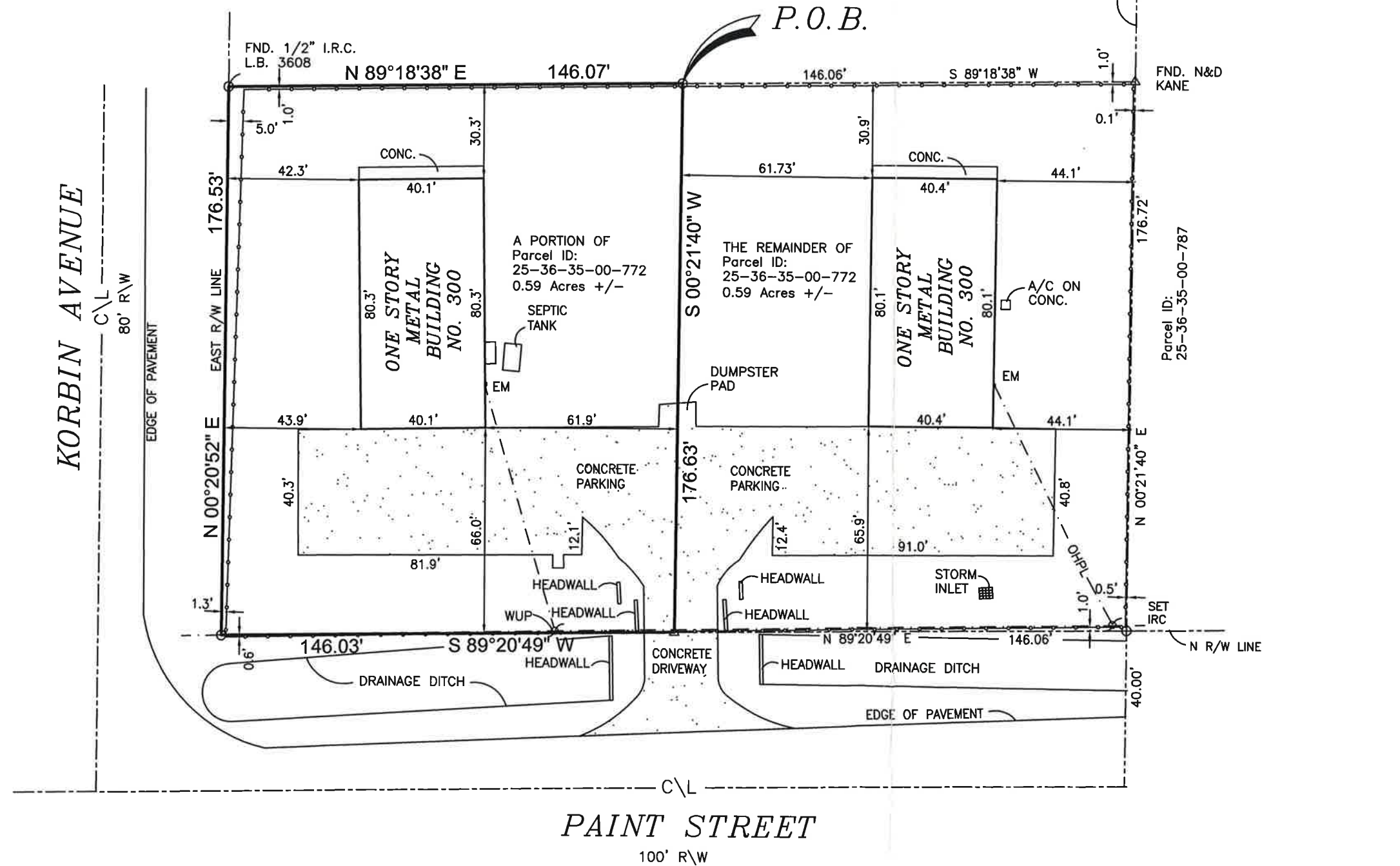
Commence at the Northeast corner of the Northwest 1/4 of the said Southeast 1/4 of Section 35, thence South 00°21'40" West, along the East line of said Northwest 1/4 of the Southeast 1/4 of Section 35, a distance of 659.51; thence run S 89°18'38" W, a distance of 146.06 feet to the Point of Beginning of the herein described parcel; thence run South 00°21'40" West, parallel to said East line of the Northwest 1/4 of the Southeast 1/4 of Section 35, a distance of 176.63 feet to the North right of way line of Paint Street (100' right of way), as described in Official Records Book 2409, page 2153, of the Public Records of Brevard County, Florida, thence run S 89°20'49" W, along said North right of way line, a distance of 146.03 feet to the East right of way line of Korbin Avenue; thence run N 00°20'52" E, along said east right of way line a distance of 176.53 feet; thence run N 89°18'38" E, a distance of 146.07 feet to the point of beginning. Afore described parcel contains 0.59 acres more or less.

THIS IS THE LEGAL DESCRIPTION TO BE USED FOR ADVERTISING PURPOSES  
Signature

P.O.C.  
NE CORNER OF NW 1/4 OF SE 1/4 SECTION 35 TWP. 25S RGE. 36 E



Parcel ID:  
25-36-35-00-786



LEGEND & ABBREVIATIONS:

- △ = Set nail with metal disc
- = Set 5/8" iron rod with plastic cap
- = 4' C.L.F.
- = 6' W.F.
- — — = OHPL
- = Set concrete monument with disc

(B.M.)=Benchmark,(CONC.)=Concrete,(C\L)=Centerline,(C.B.S.)=Concrete Block Structure (C.B.S.)=Concrete Block Structure,(C.&S)=Covered and Screened, (C.M.)=Concrete Monument,(C.M.P.)=Corrugated Metal Pipe,(C.L.F.)=Chain Link Fence (D)=Deed,(E.M.)=Electric Meter,(F.F.E.)=Finished Floor Elevation,(Fnd.)=Found, (F.P.R.)=Fixed Point of Reference, (IRC)=Iron Rod with Cap,(I.P.)=Iron Pipe (G.M.)=Gas Meter,(L.B.)=Licensed Business,(L.S.)=Licensed Surveyor,(M)=Measured (M.E.S.)=Mitered End Section,(N&D)=Nail & Disc,(O.R.B.)=Official Records Book, (OHPL)=Over Head Power Line,(P.C.P.)=Permanent Control Point, (P)=Plat (P.O.B.)=Point of Beginning,(P.O.C.)=Point of Commencement (P.R.M.)=Permanent Reference Monument,(P.U. & D.E.)=Public Utility & Drainage Easement, (RNG.)=Range,(R.C.P.)=Reinforced Conc. Pipe,(R\W)=Right of Way,(SEC.)=Section (TWP.)=Township,(WUP)=Wood Utility Pole,(W.F.S.)=Wood Frame Structure,(W.M.)=Water Meter

SURVEYORS NOTES:

1. This property is located in Flood Zone(s) A, The Structure is lying in Flood Zone(s) A, Map No. 12009C0325G, Panel No. 325, Suffix G, Community No. 125092, Effective Date, March 17, 2014
2. The bearings shown are based on an Assumed North Meridian, Being S 89°20'49" W along the North R/W line of Paint Street.
3. This is Real Property being situated in Section 35, Township 25S, Range 36E.
4. The Surveyor has not abstracted the property. Only platted or furnished easements or encumbrances that may restrict the property are shown.
5. Underground improvements are not located unless requested.
6. Elevations if shown hereon based on NAVD88.

CERTIFIED TO: SALVATORE MANNINO, JR.

Certified By: *EA* Signature Date: 2.4.26

I Eric Nielsen Professional Surveyor & Mapper, No. 5386, L.B. 6946, State of Florida certify this map of survey meets the standards set per Florida Administrative Code 5J-17.051 pursuant to Chapter 472.027 per Florida Statutes.

**Eric Nielsen Land Surveying, Inc.**

Revisions:  
PARCEL SPLIT 01-28-2026

12 STONE STREET, COCOA, FL. 32922  
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SCALE: 1" = 40'	DATE: 09-18-2020	JOB NO. 20-368-09B
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